

MONUMENTS	
1	1-INCH IRON ROD SET NORTH CENTRAL TEXAS STATE PLANE COORDINATE X= 2466814.91 Y= 7094134.76 ELEV. = 578.32
2	1-INCH IRON ROD SET NORTH CENTRAL TEXAS STATE PLANE COORDINATE X= 2466508.57 Y= 7092841.61 ELEV. = 539.14

* LEGEND *	
IRF	IRON ROD FOUND
IRS	IRON ROD SET
CM	CONTROL MONUMENT
CMF	CONCRETE MONUMENT FOUND
COE	CORP. OF ENGINEERS
F.A.U.	FIRELANE, ACCESS AND UTILITY EASMENT
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TX
D.R.D.C.T.	DEED RECORDS DENTON COUNTY, TX
	EXISTING FLOOD PLAIN, MAINTENANCE & ACCESS EASMENT
	PARK EASEMENT (DRAINAGE & FLOODWAY EASMENT)



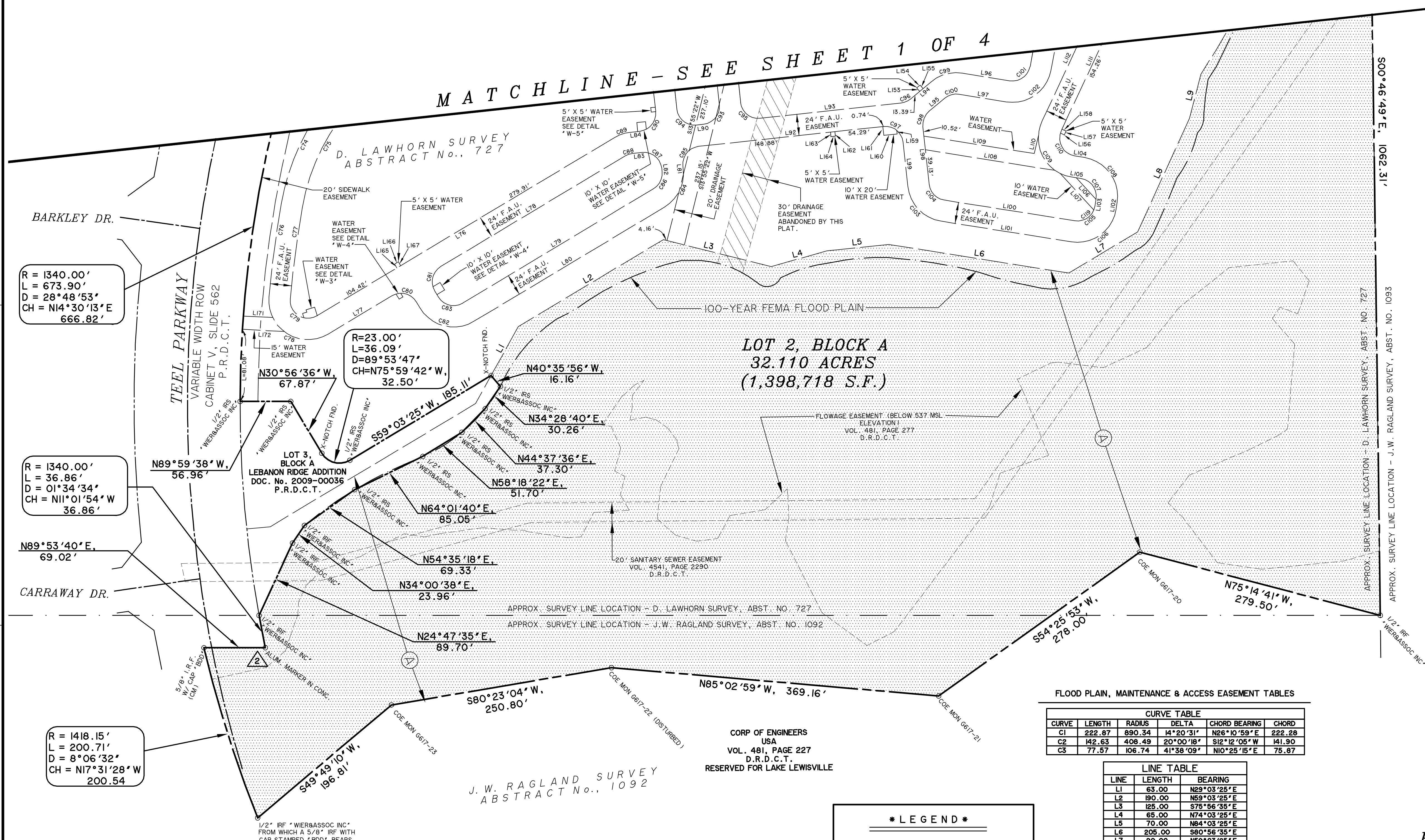
OWNER / DEVELOPER
FCRP26 LEBANON ROAD, LLC.
300 INTERNATIONAL PARKWAY
SUITE 300
HEATHROW, FLORIDA 32746
CONTACT: RANDY COHEN
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SURVEYOR
WIER & ASSOCIATES, INC.
6849 ELM STREET
FRISCO, TEXAS 75034
CONTACT: RANDY EARDLEY
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PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
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SHEET 1 OF 4 DATE: 07-17-2009
W.A. No. 06053.01

FILE: 06053.01-FINAL-PLAT-LOT2R-SHT2.dwg
TIME: 15:42



R = 1340.00'
L = 673.90'
D = 28°48'53"
CH = N14°30'13"E
666.82'

R = 1340.00'
L = 36.86'
D = 01°34'34"
CH = N11°01'54"W
36.86'

N89°53'40"E
69.02'

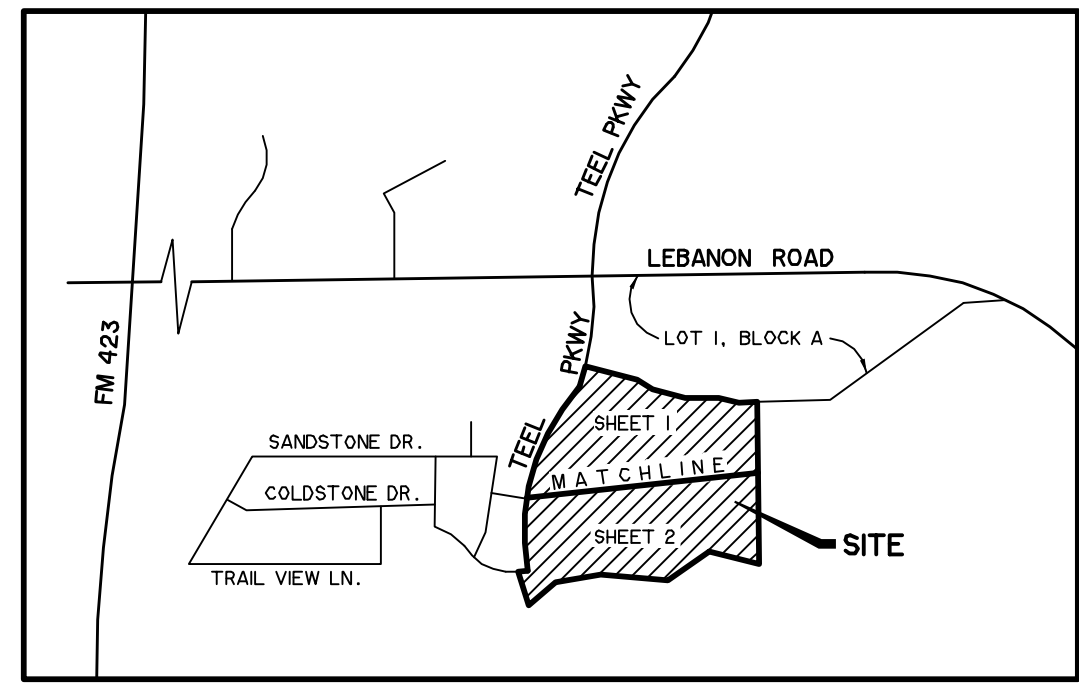
CARRAWAY DR.

R = 1418.15'
L = 200.71'
D = 8°06'32"
CH = N17°31'28"W
200.54'

MONUMENTS

1 1-INCH IRON ROD SET
NORTH CENTRAL TEXAS STATE PLANE
COORDINATE
X= 2466814.91
Y= 7094134.76
ELEV. = 578.32

2 1-INCH IRON ROD SET
NORTH CENTRAL TEXAS STATE PLANE
COORDINATE
X= 2466508.57
Y= 7092841.61
ELEV. = 539.14



VICINITY MAP
NOT TO SCALE

- * LEGEND ***
- IRF IRON ROD FOUND
 - IRS IRON ROD SET
 - CM CONTROL MONUMENT
 - CMF CONCRETE MONUMENT FOUND
 - COE CORP. OF ENGINEERS
 - F.A.U. FIRELANE, ACCESS AND UTILITY EASEMENT
 - P.R.D.C.T. PLAT RECORDS DENTON COUNTY, TX
 - D.R.D.C.T. DEED RECORDS DENTON COUNTY, TX
 - EXISTING FLOOD PLAIN, MAINTENANCE & ACCESS EASEMENT
 - PARK EASEMENT (DRAINAGE & FLOODWAY EASEMENT)

FLOOD PLAIN, MAINTENANCE & ACCESS EASEMENT TABLES

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	222.87	890.34	14°20'31"	N26°10'59"E	222.28
C2	142.63	408.49	20°00'18"	S12°12'05"W	141.90
C3	77.57	106.74	41°38'09"	N10°25'15"E	75.87

LINE TABLE	
LINE	BEARING
L1	N29°03'25"E
L2	N69°03'25"E
L3	S75°56'35"E
L4	N74°03'25"E
L5	N84°03'25"E
L6	S80°56'35"E
L7	N59°03'25"E
L8	N24°34'06"E
L9	N14°31'33"E
L10	S09°07'27"E

SPFP09-0012
FINAL PLAT OF
LOT 2, BLOCK A
LEBANON RIDGE ADDITION
BEING A FINAL PLAT OF 32.110 ACRES OF LAND,
LOT 2, BLOCK A, LEBANON RIDGE ADDITION,
RECORDED IN DOC. NO. 2009-00036,
OF THE PLAT RECORDS, DENTON COUNTY, TEXAS,
LOCATED IN THE D. LAWHORN SURVEY, ABSTRACT NO. 727,
AND THE J.W. RAGLAND SURVEY, ABSTRACT No. 1092,
CITY OF FRISCO, DENTON COUNTY, TEXAS

OWNER / DEVELOPER
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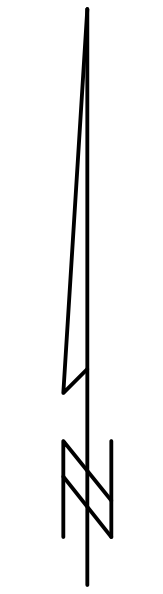
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SHEET 2 OF 4
DATE: 07-17-2009
W.A. No. 06053.01

J. W. RAGLAND SURVEY
ABSTRACT No., 1093



CORP OF ENGINEERS
USA
VOL. 481, PAGE 227
D.R.D.C.T.
RESERVED FOR LAKE LEWISVILLE



LINE TABLE		
LINE	LENGTH	BEARING
L20	17.68	S71°21'54"E
L21	35.38	S71°21'54"E
L22	6.18	N14°59'11"E
L23	6.17	S14°59'11"W
L24	136.85	S72°23'53"E
L25	190.73	S72°23'53"E
L26	36.50	N17°36'07"E
L27	8.00	S72°23'53"E
L28	42.75	S17°36'07"W
L29	8.00	N72°23'53"W
L30	44.07	N17°36'07"E
L31	59.14	S17°36'07"W
L32	38.73	S20°54'51"W
L33	7.99	N69°39'42"W
L34	8.00	S20°54'51"W
L35	34.70	S54°58'48"E
L36	8.07	S69°39'42"E
L37	7.56	S69°39'42"E
L38	7.52	S55°47'23"E
L39	7.52	S55°47'23"E
L40	143.27	S78°25'06"E
L41	143.27	S78°25'06"E
L42	7.52	N55°47'23"W
L43	6.45	S55°47'23"E
L44	142.06	S78°25'06"E
L45	142.06	N78°25'06"W
L46	8.70	N23°23'07"E
L47	126.31	S89°57'44"E
L48	63.90	N00°02'16"E
L49	35.41	N88°36'07"E
L50	40.49	S00°02'16"W
L51	12.00	S88°36'07"W
L52	40.79	S00°02'16"W
L53	40.79	N00°02'16"E
L54	12.00	S89°57'44"E
L55	54.87	N89°57'44"W
L56	8.71	S89°57'44"E
L57	174.73	S23°23'07"W
L58	135.05	N23°23'07"E
L59	202.69	S23°23'07"W
L60	29.86	S23°23'07"W
L61	119.55	S10°37'03"W
L62	119.55	N10°37'03"E
L63	47.64	S66°36'53"E
L64	46.54	S66°36'53"E
L65	54.71	N61°05'24"W
L66	73.01	N61°05'24"W
L67	14.24	N59°30'00"W
L68	14.24	S59°30'00"E
L69	63.58	N08°35'57"W
L70	10.00	N75°21'22"W
L71	10.00	N64°57'03"W
L72	192.83	N47°56'53"E
L73	117.54	N47°56'53"E
L74	19.16	S64°57'27"E
L75	19.16	N64°57'27"W
L76	389.39	S59°03'24"W
L77	83.74	S59°03'24"W
L78	241.65	S59°03'24"W
L79	249.96	N59°03'24"E
L80	249.96	S59°03'24"W
L81	3.78	S06°10'05"E
L82	3.78	N06°10'05"W
L83	10.90	S83°49'55"W
L84	10.90	S83°49'55"W
L85	99.00	S06°10'05"E
L86	96.00	S83°49'55"W
L87	55.00	S06°10'05"E
L88	8.00	S83°49'55"W
L89	55.00	N06°10'05"W
L90	8.00	N83°49'55"E
L91	99.00	N06°10'05"W
L92	208.92	S83°49'55"W
L93	159.22	S83°49'55"W
L94	30.08	S50°06'13"W
L95	22.67	N50°06'13"E
L96	54.01	N80°56'35"W
L97	54.01	S80°56'35"E
L98	65.19	N06°10'05"W
L99	50.30	N06°10'05"W
L100	148.62	N80°56'35"W

LINE TABLE		
LINE	LENGTH	BEARING
L101	148.62	N80°56'35"W
L102	8.00	S09°03'25"W
L103	8.00	S09°03'25"W
L104	11.34	S80°56'35"E
L105	11.34	S80°56'35"E
L106	32.82	N42°31'07"W
L107	55.74	N42°31'07"W
L108	147.46	N80°56'35"W
L109	125.41	N80°56'35"W
L110	20.71	N13°43'53"E
L111	167.39	S24°58'53"W
L112	167.05	S24°58'53"W
L113	10.00	S69°30'17"E
L114	10.00	S19°30'21"W
L115	7.09	S69°30'17"E
L116	3.71	S18°56'57"W
L117	5.00	S72°23'53"E
L118	4.89	S18°56'57"W
L119	5.00	N17°47'07"E
L120	5.00	N72°23'53"W
L121	5.00	N17°47'07"E
L122	10.00	N17°36'07"E
L123	10.00	N72°23'53"W
L124	8.62	N17°36'07"E
L125	9.98	S26°57'59"W
L126	10.00	S63°02'01"E
L127	9.98	S26°57'59"W
L128	5.00	S11°34'54"W
L129	10.00	S78°25'06"E
L130	5.00	S11°34'54"W
L131	10.00	N11°32'52"E
L132	15.00	N78°25'06"W
L133	10.00	N11°32'52"E
L134	48.28	N24°51'14"E
L135	48.01	N24°51'14"E
L136	48.00	N11°49'20"E
L137	48.00	N11°49'20"E
L138	10.00	S08°30'35"W
L139	10.00	S81°29'25"E
L140	10.00	S08°30'35"W
L141	5.00	S00°02'16"W
L142	5.00	S89°57'44"E
L143	5.00	S00°02'16"W
L144	9.98	N00°02'16"E
L145	10.00	S89°57'44"E
L146	10.00	N00°02'16"E
L147	5.00	N66°36'53"W
L148	5.00	S23°23'07"W
L149	5.00	N66°36'53"W
L150	10.00	N66°36'53"W
L151	10.00	N24°36'04"E
L152	9.93	N66°36'53"W
L153	5.00	N39°53'47"W
L154	5.00	N50°06'13"E
L155	5.00	N39°53'47"W
L156	4.64	N65°01'07"W
L157	5.00	N24°58'53"E
L158	5.00	N65°01'07"W
L159	4.02	N06°10'05"W
L160	15.00	S83°49'55"W
L161	10.00	N06°10'05"W
L162	5.00	S06°10'05"E
L163	5.00	N83°49'55"E
L164	5.00	S06°10'05"E
L165	5.00	S30°56'36"E
L166	5.00	S59°03'24"W
L167	5.00	S30°56'36"E
L168	9.98	N42°49'40"W
L169	10.00	S47°10'20"W
L170	9.94	N42°49'40"W
L171	33.15	S87°11'36"E
L172	46.91	S87°11'36"E
L173	5.84	S42°03'07"E
L174	5.00	S47°56'53"W
L175	5.00	S42°03'07"E
L176	5.00	N03°19'26"E
L177	8.20	S86°59'38"E
L178	4.71	N03°00'22"E
L179	5.00	N60°14'22"W
L180	5.00	S29°45'38"W
L181	4.89	N60°14'22"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C4	6.24	20.50	17°27'14"	S62°38'20"E	6.22
C5	7.13	20.50	19°55'04"	N81°19'28"W	7.09
C6	32.69	20.00	93°38'55"	N61°48'31"E	29.17
C7	35.17	44.00	45°47'45"	N37°53'03"E	34.24
C8	14.73	20.00	42°11'06"	S39°41'23"W	14.39
C9	31.67	20.00	90°42'50"	N26°00'29"W	28.46
C10	75.96	1646.17	2°38'37"	N19°55'09"E	75.95
C11	295.21	1622.17	10°25'37"	N24°33'44"E	294.80
C12	32.69	20.00	93°38'21"	S25°34'43"E	29.17
C13	29.37	20.00	84°09'08"	S65°31'33"W	26.80
C14	181.76	1646.17	6°19'34"	N26°36'46"E	181.67
C15	32.37	20.00	92°44'12"	N63°58'12"E	28.95
C16	69.12	44.00	90°00'00"	S62°36'07"W	62.23
C17	69.12	44.00	90°00'00"	N27°23'53"W	62.23
C18	31.42	20.00	90°00'00"	S62°36'07"W	28.28
C19	28.30	20.00	81°03'45"	S22°55'46"E	25.99
C20	31.42	20.00	90°00'00"	N27°23'53"W	28.28
C21	34.83	20.00	99°47'29"	N67°29'51"E	30.59
C22	7.81	523.94	0°51'15"	N63°02'01"W	7.81
C23	32.57	20.00	93°18'45"	N25°44'31"W	29.09
C24	121.06	500.00	13°52'19"	N62°43'32"W	120.76
C25	31.21	20.00	89°25'27"	S65°37'35"W	28.14
C26	31.62	20.00	90°34'33"	S24°22'25"E	28.43
C27	11.40	44.50	14°40'54"	S62°19'15"E	11.37
C28	109.43	452.00	13°52'19"	N62°43'32"W	109.17
C29	103.62	428.00	13°52'19"	N62°43'32"W	103.37
C30	54.50	138.00	22°37'43"	S67°06'14"E	54.15
C31	63.98	162.00	22°37'43"	S67°06'14"E	63.57
C32	25.62	20.00	73°23'29"	S19°05'38"E	23.90
C33	35.55	90.00	22°37'43"	S67°06'14"E	35.31
C34	26.07	66.00	22°37'43"	S67°06'14"E	25.90
C35	95.90	476.00	11°32'38"	S84°11'25"E	95.74
C36	100.07	500.00	11°28'03"	S84°09'08"E	99.91
C37	104.95	536.00	11°13'07"	S84°01'39"E	104.78
C38	83.64	560.00	8°33'27"	S82°41'49"E	83.56
C39	39.54	20.00	113°16'16"	N33°15'01"W	33.41
C40	23.38	20.00	66°58'40"	N56°52'27"E	22.07
C41	38.52	20.00	110°21'39"	N31°47'43"W	32.84
C42	31.42	20.00	90°00'00"	N45°02'16"E	28.28
C43	30.91	20.00	88°33'50"	S44°19'12"W	27.93
C44	70.22	44.00	91°26'10"	N45°40'48"W	63.00
C45	30.91	20.00	88°33'50"	S44°19'12"W	27.93
C46	31.92	20.00	91°26'10"	N45°40'48"W	28.64
C47	69.12	44.00	90°00'00"	N45°02'16"E	62.23
C48	31.42	20.00	90°00'00"	N45°02'16"E	28.28
C49	31.42	20.00	90°00'00"	S44°57'44"E	28.28
C50	23.27	20.00	66°39'10"	S56°42'42"W	21.98
C51	23.27	20.00	66°39'10"	S56°42'42"W	21.98
C52	39.57	20.00	113°20'50"	N33°17'18"W	33.42
C53	36.10	162.00	12°46'03"	S17°00'05"W	36.02
C54	30.75	138.00	12°46'03"	S17°00'05"W	30.69
C55	68.56	44.00	89°16'33"	S14°51'44"E	61.83
C56	31.16	20.00	89°16'32"	S14°51'43"E	28.10
C57	39.09	44.00	50°54'03"	N34°02'59"W	37.82
C58	51.49	20.00	147°30'16"	N14°15'08"E	38.40
C59	30.39	44.00	39°34'07"	N86°27'16"E	29.79
C60	50.69	51.36	56°32'50"	N19°40'28"E	48.66
C61	88.74	20.00	254°13'16"	N13°46'50"E	31.90
C62	26.96	44.00	35°06'28"	N56°39'46"W	26.54
C63	63.67	30.00	121°36'08"	N12°51'11"W	52.38
C64	56.12	30.00	107°10'51"	N20°03'49"W	48.29
C65	80.49	507.00	9°05'47"	S69°40'06"E	80.41
C66	68.25	531.00	7°21'52"	S69°58'18"E	68.20
C67	41.74	30.00	79°42'44"	S73°51'16"W	38.45
C68	242.21	1330.00	10°26'04"	S19°51'41"W	241.88
C69	74.31	493.00	8°38'10"	S69°26'36"E	74.24
C70	21.04	30.00	40°11'12"	S45°08'06"E	20.61
C71	69.85	469.00	8°31'58"	S69°29'42"E	69.78
C72	13.81	20.00	39°34'07"	N86°27'16"E	13.54
C73	16.38	44.00	21°20'04"	S77°20'14"W	16.29
C74	174.27	262.00	38°06'35"	S28°53'36"W	171.07
C75	158.30	238.00	38°06'35"	S28°53'36"W	155.40
C76	105.51	1313.00	4°36'15"	S07°32'10"W	105.48
C77	103.58	1289.00	4°36'15"	S07°32'10"W	103.56
C78	96.90	44.00	126°10'38"	S57°51'16"E	78.47
C79	44.04	20.00	126°10'38"	S57°51'16"E	35.67
C80	31.42	20.00	90°00'00"	N75°56'35"W	28.28
C81	31.42	20.00	90°00'00"	S14°03'25"W	28.28
C82	69.12	44.00	90°00'00"	S75°56'35"E	62.23
C83	31.42	20.00	90°00'00"	S75°56'35"E	28.28
C84	50.09	44.00	65°13'29"	N26°26'40"E	47.43
C85	31.42	20.00	90°00'00"	S38°49'55"W	28.28

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C86	22.77	20.00	65°13'29"	N26°26'40"E	21.56
C87	31.42	20.00	90°00'00"	N51°10'05"W	28.28
C88	8.65	20.00	24°46'31"	S71°26'40"W	8.58
C89	19.03	44.00	24°46'31"	S71°26'40"W	18.88
C90	31.42	20.00	90°00'00"	N38°49'55"E	28.28
C91	31.42	20.00	90°00'00"	S38°49'55"W	28.28
C92	31.42	20.00	90°00'00"	N51°10'05"W	28.28
C93	31.42	20.00	90°00'00"	N38°49'55"E	28.28
C94	31.42	20.00	90°00'00"	S51°10'05"E	28.28
C95	31.42	20.00	90°00'00"	S51°10'05"E	28.28
C96	11.77	20.00	33°43'43"	N66°58'04"E	11.60
C97	31.42	20.00	90°00'00"	N51°10'05"W	28.28
C98	19.64	20.00	56°16'17"	S21°58'04"W	18.86
C99	37.59	44.00	48°57'12"	S74°34'49"W	36.46
C100	17.09	20.00	48°57'12"	S74°34'49"W	16.57
C101	30.87	20.00	88°26'21"	N54°50'14"E	27.90
C102	67.92	44.00	88°26'21"	N54°50'14"E	61.37
C103	57.42	44.00	74°46'31"	S43°33'20"E	53.43
C104	26.10	20.00	74°46'31"	S43°33'20"E	24.29
C105	31.42	20.00	90°00'00"	N54°03'25"E	28.28
C106	69.12	44.00	90°00'00"	N54°03'25"E	62.23
C107	31.42	20.00	90°00'00"	N35°56'35"W	28.28
C108	69.12	44.00	90°00'00"	N35°56'35"W	62.23
C109	69.12	44.00	90°00'00"	S35°56'35"E	62.23
C110	31.42	20.00	90°00'00"	S35°56'35"E	28.28
C111	25.10	20.00	71°55'14"	N15°02'45"W	23.49
C112	33.74	20.00	96°39'12"	N65°55'43"E	29.88
C113	25.45	20.00	72°54'24"	S15°12'44"E	23.77
C114	21.13	20.00	60°31'39"	N41°06'05"W	20.16
C115	65.38	476.00	7°52'12"	S86°01'37"E	65.33
C116	22.89	90.00	14°34'19"	S71°07'56"E	22.83
C117	35.24	20.00	100°57'28"	N27°05'37"W	30.86
C118	39.14	20.00	112°07'22"	N32°40'34"W	33.19
C119	26.66	20.00	76°22'22"	N60°52'14"E	24.73
C122	27.93	310.00	5°09'42"	S20°25'58"W	27.92
C123	26.13	290.00	5°09'42"	S20°25'58"W	26.12
C124	9.91	490.00	1°09'33"	N22°26'02"E	9.91
C125	11.81	510.00	1°19'33"	N22°21'02"E	11.81
C126	29.10	20.00	83°21'49"	S17°49'05"E	26.60

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, FOREP26 LEBANON ROAD, LLC, ARE THE OWNERS OF A TRACT OF LAND SITUATED IN THE D. LAWHORN SURVEY, ABSTRACT NO. 727 AND THE J. W. RAGLAND SURVEY, ABSTRACT NO. 1092, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 2, BLOCK A, LEBANON RIDGE ADDITION, AN ADDITION TO THE CITY OF FRISCO, DENTON COUNTY, TEXAS, PER CONVEYANCE PLAT RECORDED IN DOCUMENT NUMBER 2009-00036, PLAT RECORDS OF DENTON COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN A DEED TO LEBANON DEVELOPMENT 180 JOINT VENTURE, RECORDED IN VOLUME 2817, PAGE 14, DEED RECORDS, DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1" CONCRETE MONUMENT FOUND WITH CAP STAMPED "MER&ASSOC INC" BEING THE NORTHWEST CORNER OF SAID LOT 2 AND THE SOUTHWEST CORNER OF LOT 1, BLOCK A, OF SAID LEBANON RIDGE ADDITION, BEING IN THE EAST RIGHT-OF-WAY LINE OF TEEL PARKWAY AS SHOWN ON THE FINAL PLAT OF LAKESIDE AT LONE STAR RANCH, AN ADDITION TO THE CITY OF FRISCO, TEXAS, AS RECORDED IN CABINET V, PAGE 562, PLAT RECORDS, DENTON COUNTY, TEXAS;

THENCE ALONG THE COMMON LINE OF SAID LOT 2 AND SAID LOT 1 AS FOLLOWS:

S 74°58'52" E, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID TEEL PARKWAY, A DISTANCE OF 286.23 FEET TO A 1/2" INCH IRON ROD FOUND WITH CAP STAMPED "MER&ASSOC INC";

S 57°45'54" E, A DISTANCE OF 97.40 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER&ASSOC INC";

S 76°14'47" E, A DISTANCE OF 188.99 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "MER&ASSOC INC";

S 89°57'43" E, A DISTANCE OF 182.03 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "MER&ASSOC INC";

S 76°40'14" E, A DISTANCE OF 112.66 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "MER&ASSOC INC"

N 88°36'07" E, A DISTANCE OF 98.30 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "MER&ASSOC INC" IN A NORTH LINE OF A TRACT TO THE UNITED STATES OF AMERICA IN VOLUME 481, PAGE 277, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE ALONG THE COMMON LINE OF SAID UNITED STATES TRACT AND LOT 2 AS FOLLOWS:

S 00°46'49" E, A DISTANCE OF 1062.31 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "MER&ASSOC INC";

N 75°14'41" W, A DISTANCE OF 279.50 FEET TO A COE MONUMENT (G617-20) FOUND;

S 54°25'53" W, A DISTANCE OF 278.00 FEET TO A COE MONUMENT (G617-21) FOUND;

N 85°02'59" W, A DISTANCE OF 369.16 FEET TO A COE MONUMENT (G617-22) (DISTURBED) FOUND;

S 80°23'04" W, A DISTANCE OF 250.80 FEET TO A COE MONUMENT (G617-23) FOUND;

S 49°49'10" W, A DISTANCE OF 196.81 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER&ASSOC INC", BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, FROM WHICH A 5/8" IRON ROD FOUND WITH A CAP STAMPED "BDD" BEARS N 31°24'15" E, 0.56 FEET;

THENCE NORTHWESTERLY, DEPARTING THE NORTH LINE OF SAID USA TRACT, AN ARC LENGTH OF 200.71 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1418.15 FEET, A DELTA ANGLE OF 08°06'32", AND A CHORD BEARING N 17°31'28" W, 200.54 FEET TO A 5/8" IRON ROD FOUND WITH CAP STAMPED "BDD" IN THE SOUTH LINE OF THE SAID LAKESIDE AT LONE STAR RANCH ADDITION AND IN THE SOUTH RIGHT-OF-WAY LINE OF SAID TEEL PARKWAY;

THENCE N 89°53'40" E, ALONG THE SOUTH LINE OF SAID LAKESIDE ADDITION AND SOUTH LINE OF SAID TEEL PARKWAY, A DISTANCE OF 69.02 FEET TO A CONCRETE MONUMENT FOUND, SAID MONUMENT BEING IN THE EAST RIGHT-OF-WAY LINE OF SAID TEEL PARKWAY AND BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

THENCE NORTHWESTERLY, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID TEEL PARKWAY AND THE WEST LINE OF SAID LOT 2, AN ARC LENGTH OF 36.86 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1340.00, A DELTA ANGLE OF 0°34'34", AND A CHORD BEARING OF N 11°01'54" W, 36.86 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "MER&ASSOC INC", SAID IRON ROD BEING THE SOUTH CORNER OF LOT 3, BLOCK A, OF SAID LEBANON RIDGE ADDITION;

THENCE ALONG THE COMMON LINE OF SAID LOT 3 AND LOT 2 AS FOLLOWS:

N 24°47'35" E, A DISTANCE OF 89.70 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "MER&ASSOC INC";

N 34°00'38" E, A DISTANCE OF 23.96 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "MER&ASSOC INC";

N 54°35'18" E, A DISTANCE OF 69.33 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "MER&ASSOC INC";

N 64°01'40" E, A DISTANCE OF 85.05 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "MER&ASSOC INC";

N 58°18'22" E, A DISTANCE OF 51.70 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "MER&ASSOC INC";

N 44°37'36" E, A DISTANCE OF 37.30 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "MER&ASSOC INC";

N 34°28'40" E, A DISTANCE OF 30.26 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "MER&ASSOC INC";

N 40°35'56" W, A DISTANCE OF 16.16 FEET TO A X-NOTCH FOUND;

S 59°03'25" W, A DISTANCE OF 185.11 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "MER&ASSOC INC" SAID IRON ROD BEING THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

NORTHWESTERLY, AN ARC LENGTH OF 36.09 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 23.00 FEET, A DELTA ANGLE OF 89°53'47" AND A CHORD BEARING OF N 75°59'42" W, 32.50 FEET TO A X-NOTCH FOUND;

N 30°56'36" W, A DISTANCE OF 67.87 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "MER&ASSOC INC";

N 89°59'38" W, A DISTANCE OF 56.96 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "MER&ASSOC INC" IN THE EAST RIGHT-OF-WAY LINE OF SAID TEEL PARKWAY;

THENCE ALONG THE COMMON EAST RIGHT-OF-WAY LINE OF SAID TEEL PARKWAY AND THE WEST LINE OF SAID LOT 2 AS FOLLOWS:

NORTHEASTERLY, AN ARC LENGTH OF 673.90 FEET ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1340.00 FEET, A DELTA ANGLE OF 28°48'53", AND A CHORD BEARING N 14°30'13" E, 666.82 FEET TO A 5/8" IRON ROD FOUND WITH CAP STAMPED "BDD";

N 28°54'36" E, A DISTANCE OF 99.97 FEET TO A 5/8" IRON ROD FOUND WITH CAP STAMPED "BDD", SAID IRON ROD BEING THE BEGINNING OF A CURVE TO THE LEFT;

NORTHEASTERLY, AN ARC LENGTH OF 308.06 FEET ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1460.00 FEET, A DELTA ANGLE OF 12°05'22", AND A CHORD BEARING N 22°51'55" E, 307.49 FEET TO THE PLACE OF BEGINNING AND CONTAINING 32.110 ACRES (1,398,718 SQUARE FEET) OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT FOREP26 LEBANON ROAD, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY CERTIFY AND ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LEBANON RIDGE ADDITION, LOT 2, BLOCK A, AN ADDITION TO THE CITY OF FRISCO, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE FOREP26 LEBANON ROAD, LLC, DOES HEREIN CERTIFY THE FOLLOWING:

- THE STREETS AND ALLEYS ARE DEDICATED FOR STREET AND ALLEY PURPOSES.
- ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBT, LIENS, AND/OR ENCUMBRANCES.
- THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED FOR THE PUBLIC USE FOREVER FOR THE PURPOSES INDICATED ON THIS PLAT.
- NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS IF APPROVED BY THE CITY OF FRISCO.
- THE CITY OF FRISCO IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER, OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
- UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF FRISCO'S USE THEREOF.
- THE CITY OF FRISCO AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
- THE CITY OF FRISCO AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHTS OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.
- ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE CITY OF FRISCO.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF FRISCO, TEXAS.

WITNESS, MY HAND, THIS THE ____ DAY OF _____, 2009.

BY:

AUTHORIZED SIGNATURE FOREP26 LEBANON ROAD, LLC.

PRINTED NAME AND TITLE

STATE OF TEXAS
COUNTY OF _____

BEFORE THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2009 A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYORS STATEMENT:

KNOW ALL MEN BY THESE PRESENT:

THAT I, ULYS LANE III, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART THEREOF FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF FRISCO, TEXAS.

DATED THIS THE ____ DAY OF _____, 2009.

* THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF ULYS LANE III, RPLS, NO. 2411 ON 6-29-09. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED. *
ULYS LANE III, R.P.L.S.
STATE OF TEXAS No. 2411

STATE OF TEXAS
COUNTY OF _____

BEFORE THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED ULYS LANE III, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2009 A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ACCESS EASEMENT

THE UNDERSIGNED COVENANTS AND AGREES THAT THE ACCESS EASEMENT(S) MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR THE FIRE DEPARTMENT, POLICE AND EMERGENCY USE IN ALONG, UPON AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF FRISCO, ITS AGENTS, EMPLOYEES, WORKMEN AND REPRESENTATIVES HAVING INGRESS, EGRESS AND REGRESS IN, ALONG, UPON AND ACROSS SAID PREMISES.

FIRE LANE EASEMENT

THE UNDERSIGNED COVENANTS AND AGREES THAT HE (THEY) SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD SURFACE PAVED IN ACCORDANCE WITH CITY STANDARDS AND THAT HE (THEY) SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING, LOADING OR UNLOADING OF MOTOR VEHICLES, TRAILERS, BOATS, OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVEMENT IN ACCORDANCE TO CITY STANDARDS OF THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN SIGNAGE IN ACCORDANCE TO CITY STANDARDS IN CONSPICUOUS PLACES ALONG THE FIRE LANES, STATING "FIRE LANE, NO PARKING". THE CHIEF OF POLICE OR HIS/HER DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

DRAINAGE AND FLOODWAY EASEMENT

THE STATE OF TEXAS
COUNTY OF DENTON
CITY OF FRISCO

THIS PLAT IS HEREBY ADOPTED BY THE OWNERS AND APPROVED BY THE CITY OF FRISCO (CALLED "CITY") SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE OWNERS, THEIR HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS: THE PORTION OF BLOCK A, AS SHOWN ON THE PLAT IS CALLED "DRAINAGE AND FLOODWAY EASEMENT" AND IS THE NATURAL DRAINAGE CHANNEL CROSSING EACH LOT. THE EXISTING CREEK OR CREEKS TRAVERSING ALONG THE DRAINAGE AND FLOODWAY EASEMENT WITHIN THE LIMITS OF THIS ADDITION, WILL REMAIN AS AN OPEN CHANNEL AT ALL TIMES AND WILL BE MAINTAINED BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES IN THE DRAINAGE AND FLOODWAY EASEMENT. THE CITY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID CREEK OR CREEKS OR FOR ANY DAMAGE TO PRIVATE PROPERTY OR PERSON THAT RESULTS FROM THE FLOW OF WATER ALONG SAID CREEK, OR FOR THE CONTROL OF EROSION. NO OBSTRUCTION TO THE NATURAL FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY CONSTRUCTION OF ANY TYPE OF BUILDING, FENCE OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE AND FLOODWAY EASEMENT OR THE NATURAL DRAINAGE CHANNELS, AS HEREIN ABOVE DEFINED. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF FRISCO TO CONSIDER ERECTING ANY TYPE OF DRAINAGE STRUCTURE IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE DRAINAGE AND FLOODWAY EASEMENT AT ANY POINT, OR POINTS, TO INVESTIGATE, SURVEY OR TO ERECT, CONSTRUCT AND MAINTAIN ANY DRAINAGE FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES. EACH PROPERTY OWNER SHALL KEEP THE NATURAL DRAINAGE CHANNELS TRAVERSING OR ADJACENT TO HIS PROPERTY CLEAN AND FREE OF DEBRIS, SILT, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY CONDITIONS OR OBSTRUCT THE FLOW OF WATER, AND THE CITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTION AND SUPERVISION OF MAINTENANCE WORK BY THE PROPERTY OWNER TO ALLEVIATE ANY UNDESIRABLE CONDITIONS WHICH MAY OCCUR. THE NATURAL DRAINAGE THROUGH THE DRAINAGE AND FLOODWAY EASEMENT, AS IN THE CASE OF ALL NATURAL CHANNELS, ARE SUBJECT TO STORM WATER OVERFLOW AND NATURAL BANK EROSION TO AN EXTENT WHICH CANNOT BE DEFINITELY DEFINED. THE CITY SHALL NOT BE HELD LIABLE FOR ANY DAMAGES OF ANY NATURE RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA, OR RESULTING FROM THE FAILURE OF ANY STRUCTURE OR STRUCTURES, WITHIN THE NATURAL DRAINAGE CHANNELS. BUILDING AREAS OUTSIDE THE DRAINAGE AND FLOODWAY EASEMENT LINE SHALL BE FILLED TO A MINIMUM ELEVATION AS SHOWN ON THE PLAT. THE MINIMUM FLOOR ELEVATION FOR EACH LOT SHALL BE AS SHOWN ON THE PLAT.

STREET EASEMENT

THE AREA OR AREAS SHOWN ON THE PLAT AS "STREET EASEMENT" ARE HEREBY GIVEN AND GRANTED TO THE CITY OF FRISCO (CITY), ITS SUCCESSORS AND ASSIGNS, AS AN EASEMENT TO CONSTRUCT, RECONSTRUCT, OPERATE, REPAIR, RE-BUILD, REPLACE, RELOCATE, ALTER, REMOVE AND PERPETUALLY MAINTAIN STREET AND HIGHWAY FACILITIES, TOGETHER WITH ALL APPURTENANCES AND INCIDENTAL IMPROVEMENTS, IN, UPON AND ACROSS CERTAIN REAL PROPERTY OWNED BY GRANTOR. APPURTENANCES AND INCIDENTAL IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, CURBS, GUTTERS, INLETS, APRONS, TRAFFIC SIGNS WITH OR WITHOUT ATTACHED FLASHING LIGHTS, GAURD RAILS, SIDEWALKS, BURIED CONDUITS, BURIED CITY UTILITIES, AND UNDERGROUND FRANCHISE UTILITIES. STREET EASEMENTS SHALL REMAIN ACCESSIBLE AT ALL TIMES AND SHALL BE MAINTAINED BY THE OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY, OR ADJACENT TO THE STREET EASEMENT. AFTER DOING ANY WORK IN CONNECTION WITH THE CONSTRUCTION, OPERATION OR REPAIR OF THE STREET AND HIGHWAY FACILITIES, THE CITY SHALL RESTORE THE SURFACE OF THE STREET EASEMENT AS CLOSE TO THE CONDITION IN WHICH IT WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN AS IS REASONABLY PRACTICABLE, EXCEPT FOR TREES, SHRUBS AND STRUCTURES WITHIN THE STREET EASEMENT THAT WERE REMOVED AS A RESULT OF SUCH WORK.

NOTES:

- THE 100-YEAR FLOODPLAIN IS SHOWN ON THE PLAT.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- ALL 1/2" IRON ROD AND 1" CONCERT MONUMENT SET WITH CAP STAMPED "WIER&ASSOC INC" UNLESS NOTED OTHERWISE.
- ALL BEARINGS CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, 4202, NAD 83, UTILIZING THE CITY OF FRISCO MONUMENTS 11 AND 23.

APPROVAL THIS ____ DAY OF _____, 2009 BY THE PLANNING & ZONING COMMISSION OF THE CITY OF FRISCO, TEXAS.

PLANNING & ZONING COMMISSION CHAIRPERSON

CITY SECRETARY

CITY ENGINEER

PLANNING DEPARTMENT

SPFP09-0012
FINAL PLAT OF
LOT 2, BLOCK A
LEBANON RIDGE ADDITION
BEING A FINAL PLAT OF 32.110 ACRES OF LAND,
LOT 2, BLOCK A, LEBANON RIDGE ADDITION,
RECORDED IN DOC. NO. 2009-00036,
OF THE PLAT RECORDS, DENTON COUNTY, TEXAS,
LOCATED IN THE D. LAWHORN SURVEY, ABSTRACT NO. 727,
AND THE J. W. RAGLAND SURVEY, ABSTRACT NO. 1092,
CITY OF FRISCO, DENTON COUNTY, TEXAS

OWNER / DEVELOPER

FCRP26 LEBANON ROAD, LLC,
300 INTERNATIONAL PARKWAY
SUITE 300
HEATHROW, FLORIDA 32746
CONTACT: RANDY COHEN
PH: 407-333-1604

SURVEYOR

WIER & ASSOCIATES, INC.,
6849 ELM STREET
FRISCO, TEXAS 75034
CONTACT: RANDY EARDLEY
PH: 214-387-8000
FAX: 214-387-8002

PREPARED BY:
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SHEET 4 OF 4

DATE: 07-17-2009
W.A. No. 06053.01